



LEXINGTON COUNTY COUNCIL

Zoning Map Amendment

PUBLIC HEARING

Zoning Map Amendment # M15-02

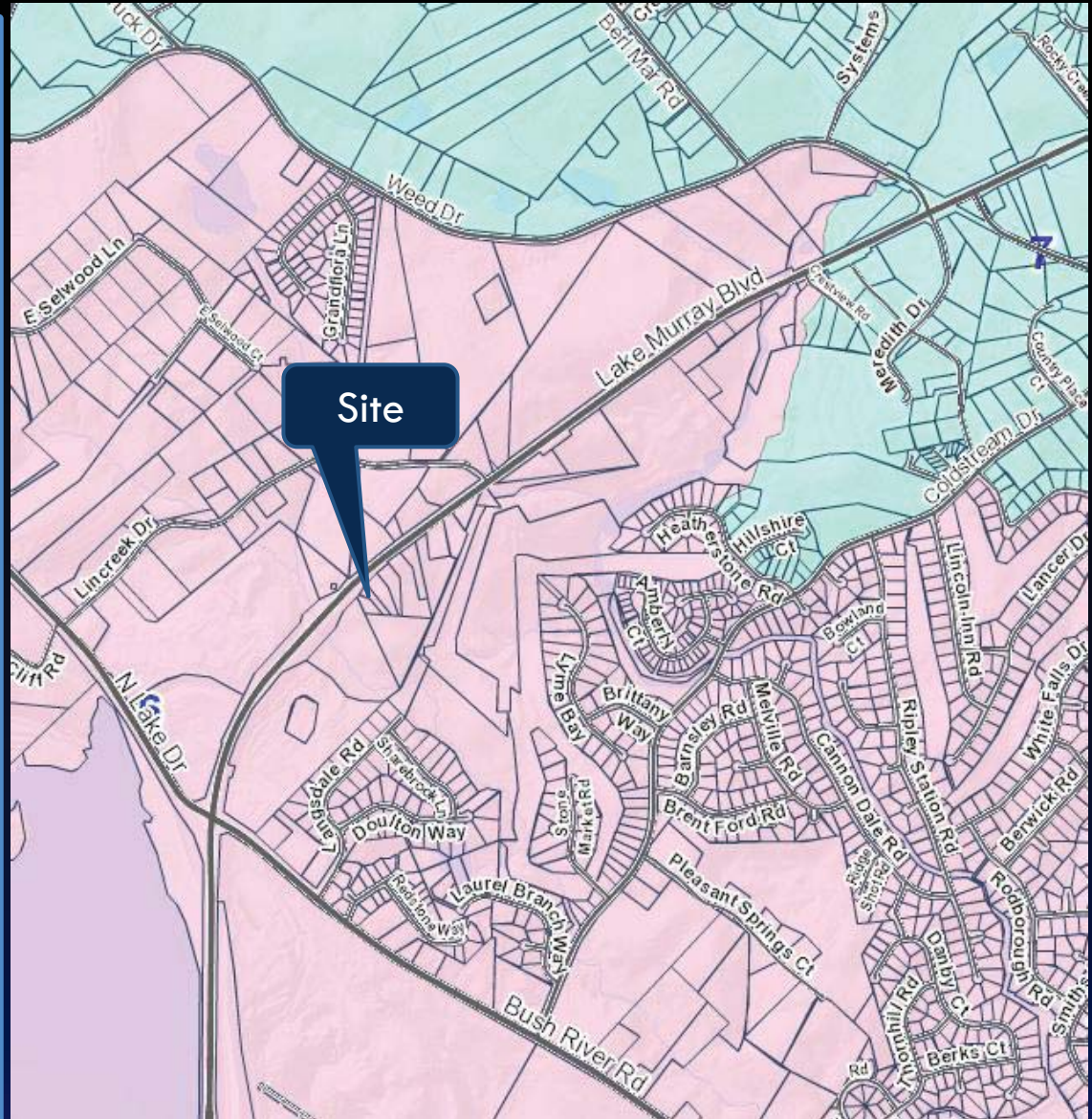
- Applicant: Brant Taylor on behalf of Wateree Plaza LP
- Property Owner: Wateree Plaza LP
- Location: 2255, 2257 Lake Murray Boulevard
TMS#s 002697-01-007, 043
- Current Zoning: D(Development)
- Proposed Zoning: R3(High Density Residential)

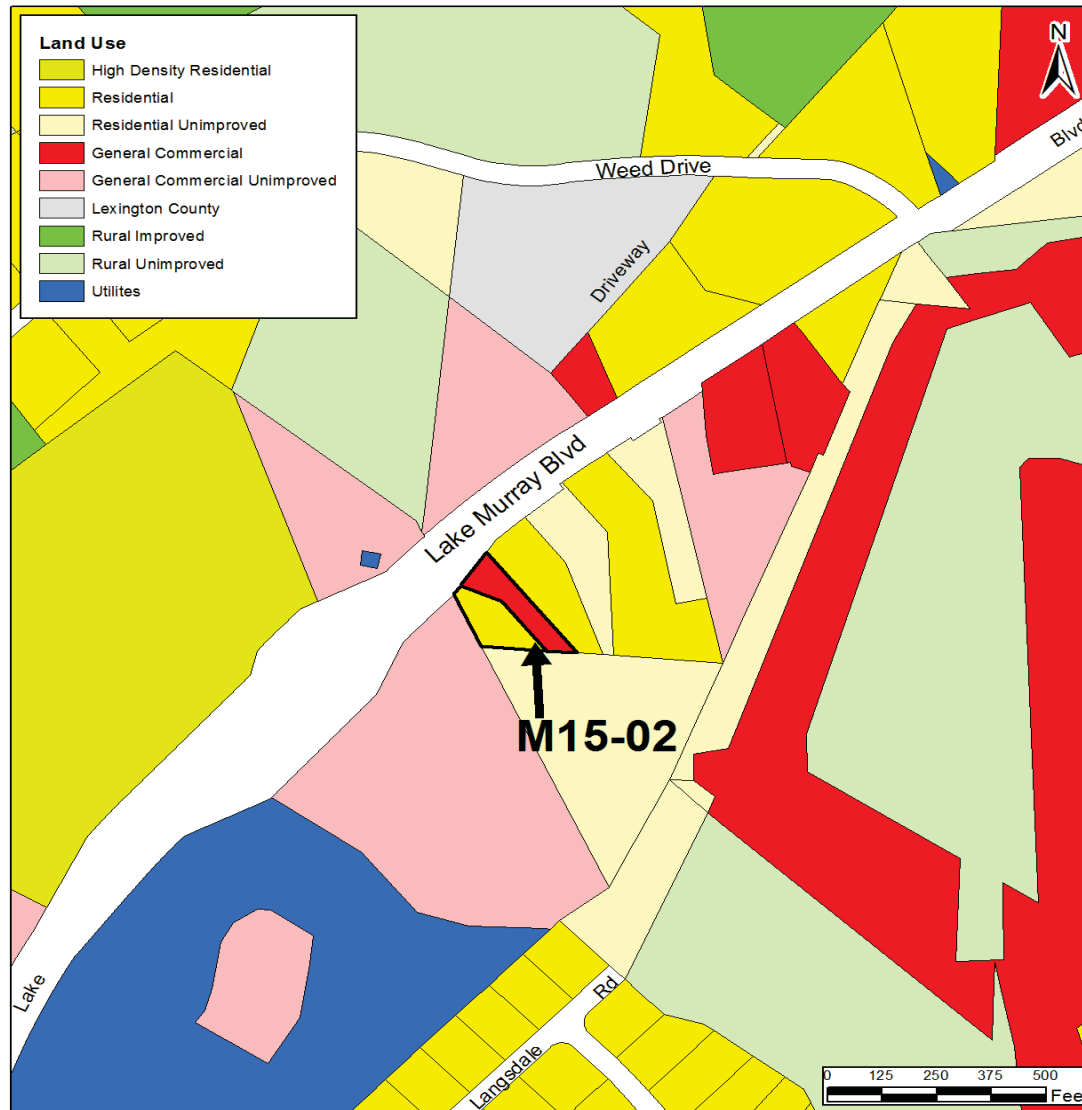


Council District 6

Represented by:
Johnny Jeffcoat

Seven Oaks
Dutch Fork
Planning Area
zoned in
1971/1974

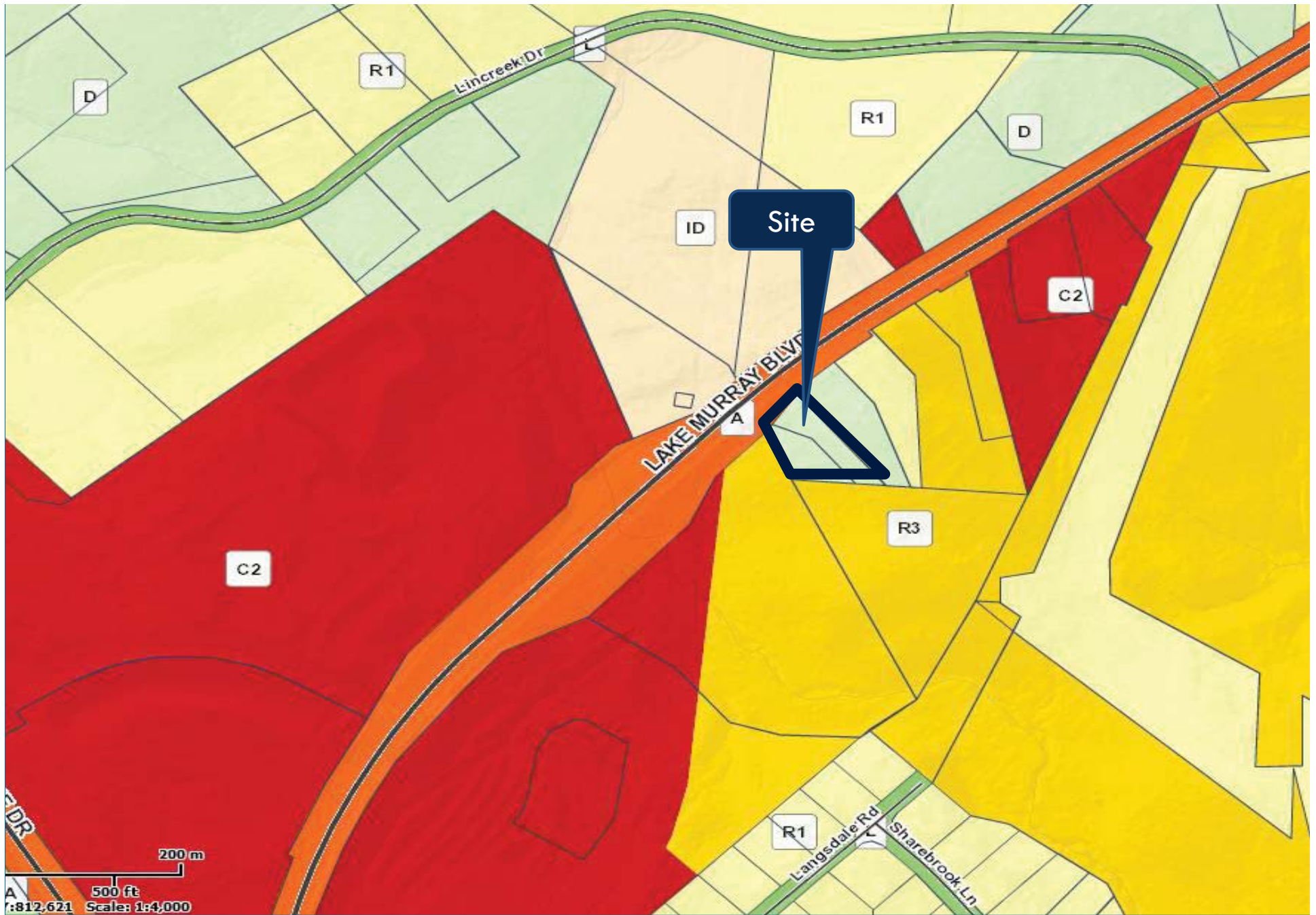




Existing Landuse
Map Amendment # M15-02
 Tax Map 002697-01-007, 043

Existing land use





Current zoning classification

Community Development - Zoning Map Attachment #M15-02, 2155 & 2157 Lake Murray Blvd., Public Hearing - 05/12/2015
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2013 aerial photograph

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Site topography 2013 aerial photograph



R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
					✓	✓	✓	✓	✓	✓	Administrative Offices
					✓		✓	✓	✓	✓	Advertising Signs
				✓	✓	✓	✓	✓	✓	✓	Airports
			✓	✓	✓				✓	✓	Animal Operations
		✓		✓	✓		✓	✓	✓	✓	Boat Docks
					✓				✓	✓	Bus and Transit Terminals
					✓			✓	✓	✓	Business Services
	✓	✓	✓	✓	✓			✓	✓	✓	Cemeteries
☑	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Child or Adult Day Care
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Churches
				✓	✓	✓	✓	✓	✓	✓	Communication Towers (Limited)
					✓				✓	✓	Communication Towers (Extensive)
✓	✓	✓	✓	✓	✓			✓	✓	✓	Community Education
					✓			✓	✓	✓	Construction Services
			✓	✓	✓				✓	✓	Crops
					✓				✓	✓	Detention Centers
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Essential Services (Limited)
	✓	✓	✓	✓	✓			✓	✓	✓	Essential Services (Extensive)
✓			✓	✓	✓			✓	✓	✓	Fancier's Kennel/Cattery
				✓	✓		✓	✓	✓	✓	Food Services

Chart of allowed activities by zoning district



				✓			✓	✓	✓	General Repair and Maintenance Services
				✓		✓	✓	✓	✓	General Retail (Limited)
				✓			✓	✓	✓	General Retail (Extensive)
✓###	✓###	✓###	✓###	✓	✓	✓	✓	✓	✓	Golf Courses
✓#	✓#	✓#	✓#	✓	✓		✓	✓	✓	Group Assembly (Limited)
				✓	✓			✓	✓	Group Assembly (Intermediate)
					✓			✓	✓	Group Assembly (Extensive)
		✓	✓	✓	✓	✓	✓	✓	✓	Group Housing
					✓		✓	✓	✓	Hospitals
			✓	✓	✓			✓	✓	Kennels, Catteries, and Stables
					✓				✓	Landfills (Limited)
					✓				✓	Landfills (Intermediate)
					✓				✓	Landfills (Extensive)
					✓			✓	✓	Manufacturing (Light Assembly)
					✓				✓	Manufacturing (Limited)
					✓				✓	Manufacturing (Intermediate)
					✓				✓	Manufacturing (Extensive)
					✓			✓	✓	Marinas
					✓	✓	✓	✓	✓	Medical Services
					✓				✓	Military Installations

Chart of allowed activities by zoning district



R1	R2	R3	D	RA	RD	LC	C1	C2	ID	LR	ACTIVITIES
			✓		✓			✓	✓	✓	Mining (Limited)
					✓				✓	✓	Mining (Intermediate)
					✓				✓	✓	Mining (Extensive)
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Mini-Parks
					✓			✓	✓	✓	Mini-Warehouses
	✓	✓	✓	✓	✓		✓	✓	✓	✓	Mobile Homes
		✓			✓			✓	✓	✓	Mobile Home Parks (Limited)*
		✓			✓			✓	✓	✓	Mobile Home Parks (Extensive)*
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Natural Reserves
				✓	✓	✓	✓	✓	✓	✓	Non-Assembly Cultural
☑	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Nursing Homes
					✓		✓	✓	✓	✓	Personal Convenience Services
			✓	✓	✓	✓	✓	✓	✓	✓	Plant Nurseries
					✓				✓	✓	Power Plants
					✓	✓	✓	✓	✓	✓	Professional Services
					✓				✓	✓	Radioactive Materials Handling
					✓				✓	✓	Railroad
					✓				✓	✓	Recycling Centers
					✓			✓	✓	✓	Research Services
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Residential Detached
	✓	✓			✓	✓	✓	✓	✓	✓	Residential Attached (2 dwelling units)
		✓			✓			✓	✓	✓	Residential Attached (3 or more dwelling units)
☑	☑	✓	☑	☑	✓	✓	✓	✓	✓	✓	Retirement Centers/Assisted Living

Chart of allowed activities by zoning district



					✓				✓	✓	Salvage/Wrecking Yard
					✓				✓	✓	Scrap Operations
					✓		✓	✓	✓	✓	Business Parks
					✓			✓	✓	✓	Shopping Centers
					✓				✓	✓	Industrial Parks
					✓			✓	✓	✓	Towing and Impoundment Lot
					✓			✓	✓	✓	Trade Enterprises
					✓			✓	✓	✓	Transient Habitation
					✓			✓	✓	✓	Transport and Warehousing (Limited)
					✓				✓	✓	Transport and Warehousing (Extensive)
					✓		✓	✓	✓	✓	Transport Services
					✓			✓	✓	✓	Undertaking
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Utilities
					✓			✓	✓	✓	Vehicle Parking
					✓			✓	✓	✓	Vehicle Repair
					✓			✓	✓	✓	Vehicle Sales
					✓		✓	✓	✓	✓	Vehicle Servicing (Limited)
					✓			✓	✓	✓	Vehicle Servicing (Extensive)
				✓	✓			✓	✓	✓	Veterinarian Services
				✓	✓				✓	✓	Zoos

Chart of allowed activities by zoning district





Site Photography

Community Development - Zoning Map Amendment #M15-02, 2155 & 2157 Lake Murray Blvd., Public Hearing - 05/12/2015
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Site photography

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Site photography

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Site photography

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Site photography





Site photography

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Site photography

Community Development - Zoning Map Amendment #M15-02, 2155 & 2157 Lake Murray Blvd., Public Hearing - 05/12/2015
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Similar project by developer

Community Development - Zoning Map Amendment for 15-02, 2155 & 2157 Lake Murray Blvd., Public Hearing - 05/12/2015
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Site photography





Site photography

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Site photography

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Site photography

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